

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, May 10, 2018
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of April 12, 2018.
- III. Public Hearings
 - a. Hearing, Case 2018-13: Request for a Special Use Permit to allow a private club at 2374 S Getty St, by Soul Survivors.
- IV. New Business
 - a. Hearing, Case 2018-14: Request for a site plan review for a new 490,000 sf building in an I-2, General Industrial district at 2420 Remembrance Dr by Grooters Land Development.
- V. Old Business
- VI. Other
- VII. Adjourn

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CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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Ann Meisch, City Clerk
933 Terrace Street
Muskegon, MI 49440
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

STAFF REPORT

May 10, 2018

Hearing, Case 2018-13: Request for a Special Use Permit to allow a private club at 2374 S Getty St, by Soul Survivors.

SUMMARY

1. The property is part of a strip mall that is zoned B-4 General Business.
2. Private clubs, lodges, social and similar facilities are allowed in this zoning district with the issuance of a Special Use Permit.
3. The Soul Survivors M/C Chapter II is a non-profit organization that is proposing to operate its normal operations on site. They state that their mission is to improve and enrich the community through safety training and honest practices.
4. They have requested the following uses at this location:
 - Clubhouse with members having 24 hour access
 - Charitable/fundraising events
 - Command center for off-site events
5. The storefront currently has a black tarp hanging in the windows, screening inside activity. Staff recommends the removal of this tarp with any type of approval.
6. There is an unscreened dumpster and scrap tires in the parking lot. Staff recommends that any approval is contingent upon the relocation and screening of the dumpster and the removal of all outdoor storage/junk on site. The parking lot needs to be restriped.
7. Notice was mailed to every property owner and tenant within 300 feet. At the time of this writing, staff had received one comment from the public. Port City Architectural signage at 2350 S Getty St is opposed to the request for safety concerns and the inability to contact the property owner on other maintenance issues.

Strip Mall at 2370 S Getty St



Suite at 2374 S Getty St



Aerial Map



Zoning Map



STAFF RECOMMENDATION

Staff is concerned about the request for 24-hour access to the clubhouse, especially during events. Any approval should have limited hours of operations and be strictly enforced. Staff recommends hours of operation be limited to 8 am to 10 pm. The tarp should be removed as it is a blight on the building and also creates safety concerns. Any approvals should be contingent upon bringing the property up to full code compliance, including dumpster screening and the removal of all outdoor storage/junk. A snow storage/removal plan should also be submitted to alleviate the complaints of Port City Architectural Signage, who claims that their snow storage is encroaching on their property and caving in their wall.

DELIBERATION

I move that the request for a Special Use Permit to allow a private club at 2374 S Getty St, by Soul Survivors, be (approved/denied) with the following conditions:

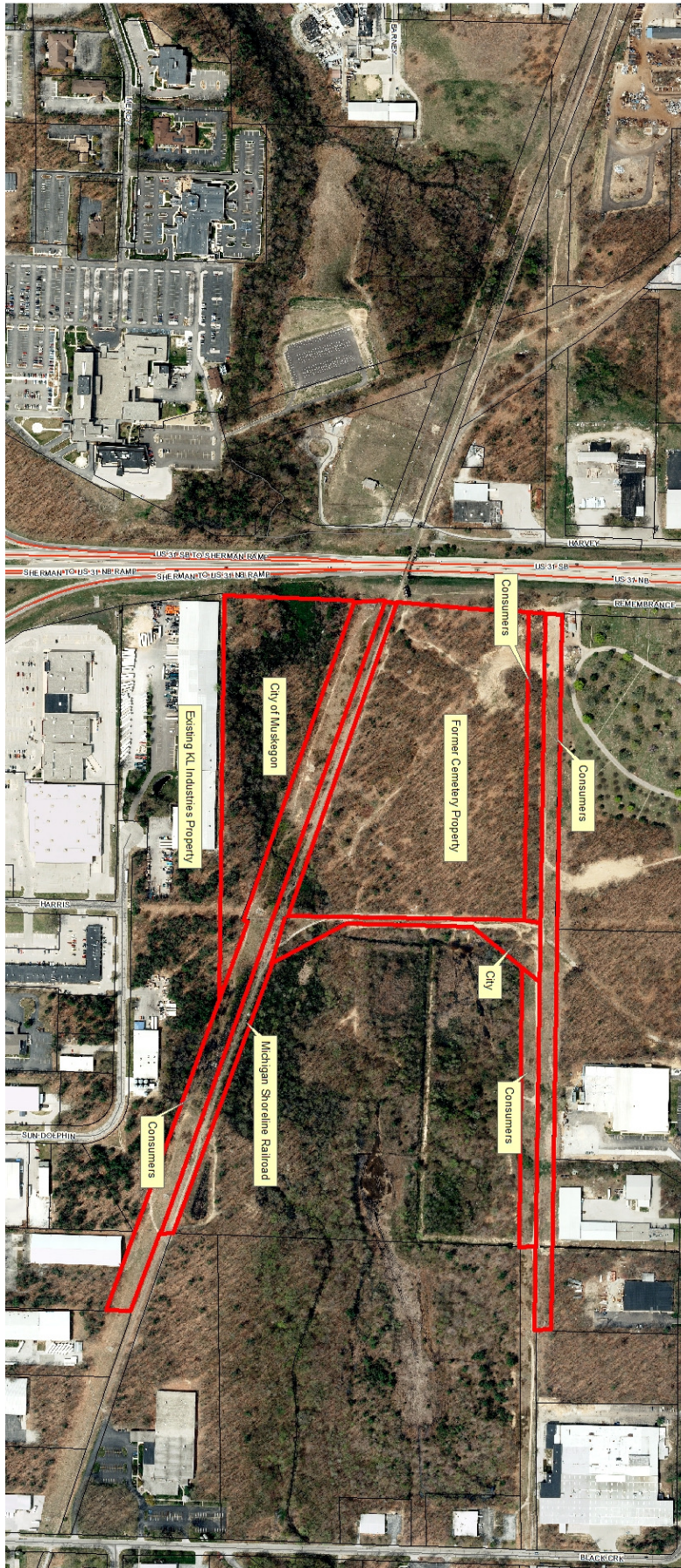
1. Hours of operation shall be limited to 8am to 10pm.
2. The property must first be brought into full zoning code compliance, including dumpster screening and outdoor storage/junk removal. The parking lot shall be re-stripped.
3. The tarp must be removed from the windows.
4. A snow storage/removal plan must be approved by the Zoning Administrator. Continued evidence of snow storage encroaching on adjacent properties will constitute the revocation of this Special Use Permit.
5. The Special Use Permit shall be revoked if more than _____ police reports are made within a six month period.

Hearing, Case 2018-14: Request for a site plan review for a new 490,000 sf building in an I-2, General Industrial district at 2420 Remembrance Dr by Grooters Land Development.

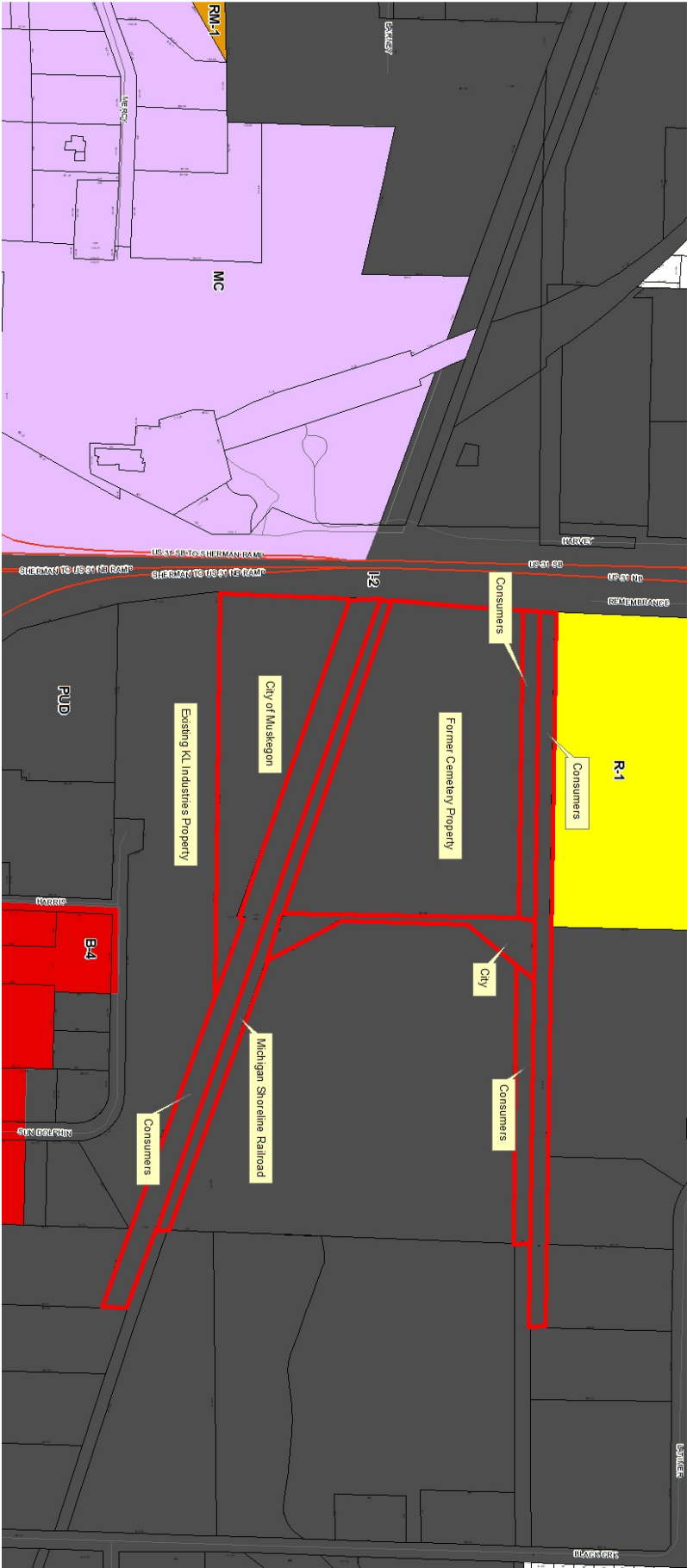
SUMMARY

1. KL Industries is contracting with Grooters Land Development to construct a new 490,000 sf warehouse building on the former cemetery parcel at 2420 Remembrance Dr. They are also requesting to store shipping trailers outdoors within the Consumers Energy property to the north. An access road from the existing KL Industries building to the south to the new property is proposed, which would run through property owned by Consumers Energy, Michigan Shoreline Railroad and the City of Muskegon. Please see the property ownership maps on the following pages.
2. The main parcel that will host the building is 22.7 acres. All properties associated with this project are zoned I-2, General Industrial.
3. The following property issues must be addressed before any approvals can be finalized
 - a. The shipping office at the northern entrance of the property is built to the northern lot line. A maintenance access easement must be granted by Consumers Energy and recorded with the Register of Deeds.
 - b. The access road around the northern portion of the building is located on Consumers Energy property. The access road to the existing KL Industries property runs through property owned by Consumers Energy, Michigan Shoreline Railroad and the City of Muskegon. Agreements must be made to use these properties and be recorded with the Register of Deeds.
 - c. The parking lot that begins at the end of Remembrance Dr runs through properties owned by the cemetery and Consumers Energy. Agreements must be made and recorded with the Register of Deeds.
 - d. The shipping trailers to be stored outside sit on property owned by Consumers Energy and the City of Muskegon. Agreements must be made and recorded with the Register of Deeds.
 - e. Utility easements must be made with all properties.
4. The Drain Commissioner must approve the stormwater management plan. Any approvals shall be contingent upon the Drain Commissioners approval.
5. Road improvements will be made to Remembrance Dr to accommodate truck traffic.
6. Wetlands surround much of these properties, but all development and shipping trailer storage is proposed outside of these wetlands.
7. The landscaping plan does not indicate the ground cover, which needs to be clarified.
8. The parking plan seems adequate, with 113 parking spaces proposed. However, there does not appear to be any parking lot lighting, other than lights affixed to the building.
9. Snow storage must be addressed.
10. Fire hydrants must be supplied as required by the Fire Marshall.
11. The shipping trailers stored on the Consumers Energy easement will be visible to southbound traffic on Business 31. Screening is usually required for this type of outdoor storage visible from any right-of-way. Any type of screening would have to be located on cemetery property.

Aerial Map with Parcel Ownership



Zoning Map with Parcel Ownership



Remembrance Dr looking south towards 2420 Remembrance Dr



Outdoor Shipping Trailer Storage Location Between Electrical Poles



Outdoor Shipping Trailer Storage to be Visible from Southbound Business 31.



STAFF RECOMMENDATION

Staff recommends approval of the site plan with certain conditions, as depicted below.

MOTION FOR CONSIDERATION

I move that site plan for the new building at 2420 Remembrance Dr be (approved/denied) with the following conditions:

1. All property issues listed in #3 of the staff report must be addressed and confirmed by the Zoning Administrator before final approval is granted.
2. The Drain Commissioner must approve the stormwater management plan before final approval is granted.
3. The landscaping plan must be updated to include the type of ground cover. The plan must be approved by the Zoning Administrator before final approval is granted.
4. Snow storage must be addressed on the site plan and approved by the Zoning Administrator.
5. The Fire Marshall shall determine how many hydrants will be required on site.